

Minutes
Tall Ship Board of Directors meeting
With owners regarding janitorial services
August 21, 2007
Palmetto Room at the Club

Present: Virginia Sholar, Mike Ferrato, Bob Stojetz, and Frances Johnson

Absent: Carolyn Asperger and Judy Coolidge-Fill

Guests: Harold Capitola, Barbara Nykaza, Ray Nykaza, Margie Morris, George Hubbard, Don Davis, Mary Lee Davis, Tom Schill and Barry Stuart

The meeting was called to order at 8:00 AM by President, Virginia Sholar

Harold Capitola presented a petition from Tall Ship Association members to the Tall Ship Board of Directors to replace the cleaning service which is presently under contract to clean our common areas.

The rationale is “breach of contract” by not meeting contract requirements, and by not providing satisfactory service, both timely and professionally despite past requests for improvement.

President Virginia Sholar appointed an ad hoc committee of Harold Capitola, George Hubbard, and Mary Lee Davis to review Janitorial Job Specifications and to assist in finding a replacement cleaning service.

The meeting adjourned at 9:00 AM.

Respectfully submitted,

Frances Johnson
Acting Secretary

Minutes
Tall Ship Board of Directors Meeting
August 21, 2007
Palmetto room at the Club

Present: Virginia Sholar, Mike Ferrato, Bob Stojetz, Frances Johnson, and Cathy Bell of Goldsmith

Absent: Carolyn Asperger and Judy Coolidge-Fill

Guests: Tom Schill, Barry Stuart, Harold Capitola, Barbara Nykaza, Ray Nykaza, Margie Morris, George Hubbard, Don Davis, Mary Lee Davis, and Lea Allison

Call to order:

The meeting was called to order at 9:10 AM by the president, Virginia Sholar.

Reports:

Minutes of July 17, 2007

All board members had been sent a copy of the minutes for review.

Motion to approve minutes

Moved: Mike Ferrato

Seconded: Frances Johnson

All voted to approve

Technical Manager:

Tom Schill reported that the running finish on the fascia board at Frigate will be completed today. Tomorrow work will be done at the Clipper building, then Cutter, Square Rigger and Yawl.

Alarm work was being done at Scooner, but the workers were called off for a Board of Education job.

Property Manager

Cathy Bell reported a confirmation from Blue Ridge to disconnect the phone lines from the alarm system (saving \$4,000.00/yr.).

A handicap ramp is not needed now at the Cutter building.

She met with the tree service. Eleven trees need to be trimmed off the buildings and two trees removed. Estimated cost is \$3,300.00.

Motion to authorize this tree work.

Moved: Mike Ferrato

Second: Bob Stojetz

All voted in favor

Work needs to begin on the 2008 budget. Cathy Bell, Bob Stojetz and Virginia Sholar will begin preliminary work on the budget.

There is a request from Gary Hildebrand, Unit 111, to be reimbursed \$185.85 for blinds ruined by water coming in from the outside before repair. The problem has been fixed.

Motion to reimburse Mr. Hildebrand

Moved: Frances Johnson

Second: Mike Ferrato

All voted in favor.

Social

The Tall Ship Block Party is Friday, August 31, 2007 at the Leisure Trail Picnic Shelter. 5:30 Cocktails , 6:00 Dinner.

\$6.00/person. RSVP by 8-24-07.

Old Business

Handicap ramp at Square Rigger

Lea Allison presented documentation for need of a handicap ramp and, also, a petition to the Tall Ship Board to build a permanent cement ramp adhering to ADA regulations next to the south stairway of the Square Rigger building.

Mike Ferrato got an estimate (less iron railing) for \$1,400.00

Motion: To seek legal opinion re Section 13 of the Master Deed re alterations or additions to common areas.

Second: Mike Ferrato

All voted in favor

Mike Ferrato, Virginia Sholar, and Lea Allison will meet with KKPOA.

New Business

Minutes will be approved before posting.

Adjourn: 10:15 AM

Respectfully submitted,

Frances Johnson

Acting Secretary

Executive Session
10:15AM to 10:45 AM August 21, 2007

Discussion: Fire alarm installation.
Legal opinion reviewed.

Respectfully submitted,

Frances Johnson
Acting Secretary